

**REDEVELOPMENT AGENCY MEETING  
SEPTEMBER 28, 2004**

The meeting called to order as the City Council at 10:04 a.m. by Mayor Murphy with District 4 vacant.

Roll Call    Peters, Zucchet, Atkins, District 4 vacant, Maienschein,  
                  Fyre, Madaffer, Inzunza, and Mayor Murphy

P. Lamont Ewell, City Manager  
Casey Gwinn, City Attorney  
Leslie Girard, City Attorney  
Charles Abdelnour, City Clerk  
Elizabeth Maland, City Clerk

The meeting adjourned as the City Council at 11:35 a.m.

The meeting reconvened as the Redevelopment Agency at 11:35 a.m.

1. **Approval of the minutes of:**

August 3, 2004, special  
August 9, 2004, special

Motion by Member Atkins to approve (with Madaffer not present, and  
District 4 vacant)  
Second by Member Inzunza  
Vote: 7-0

**Adoption**

2. **Consultant Agreement with CityWorks for the Midway Community  
Plan Amendment in the North Bay Redevelopment Project Area.(District 2).**

(RA 2005-24)

Subitem A.     Authorize the Executive Director or designee to enter into an  
Agreement with City Works for the expenditure of \$209,000 of  
Series 2000 North Bay Bond proceeds for the Midway Pacific  
Highway Corridor Community Plan Project.

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**Adoption**

2. **Consultant Agreement with CityWorks for the Midway Community Plan Amendment in the North Bay Redevelopment Project Area.(District 2).**

(Continued)

Subitem B. Authorize an amendment to the Redevelopment Agency Fiscal Year 2005 Budget for the North Bay Redevelopment Project to Authorize the appropriation and expenditure of \$209,000 of Series 2000 North Bay Bond Proceeds for the Midway Pacific Highway Corridor Community Plan Amendment Project.

See Redevelopment Agency Report no. RA-04-30, dated, September 22, 2004.

Auditor Certificate Number: AC2500179

No one spoke in opposition to this item.

Motion by Member Zucchet to approve (with District 4 vacant)

Second by Member Fyre

Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-03827 and D-03827.**

5. **Nasland Engineering-Fourth Amendment to Agreement-Civil & Rail Engineering Consultant Services-East Village Redevelopment District. District 2).**

(RA 2005-45)

Approving a Fourth Amendment to the Agreement for Civil and Rail Engineering Services with Nasland Engineering for \$882,200, the maximum compensation will not exceed \$1,999,971.

See Centre City Development Corporation Report no. CCDC-04-37, dated September 22, 2004.

Auditor Certificate Number: AC 2500260

No one spoke in opposition to this item.

Motion by Member Zucchet to approve (with District 4 vacant)

Second by Member Madaffer

Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-03828 and D-03828.**

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**Adoption**

4. **Lillian Place Project-First Implementation Agreement to Owner Participation Agreement with Lillian Place L.P. East Village Redevelopment District-Expansion Sub Area-Centre City Redevelopment Project. (District 2).**

(RA-2005-46)

Approving the First Implementation Agreement to the Owner Participation Agreement (“OPA) between the Redevelopment Agency and Lillian Place L.P. (“Developer”) for the development of the Lillian Place Low-and-Moderate Income Housing Fund.

See Centre City Development Corporation Report no. CCDC-04-38, dated, September 22, 2004.

Auditor Certificate Number: AC 2500261

Public testimony in opposition by Karen Huff.

Motion by Member Zucchet to approve (with District 4 vacant)

Second by Member Madaffer

Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-03829 and D-03829.**

3. **Condemnation of Property in the North Park Redevelopment Project Area. (District 3).**

(RA 2005-50) (Corr. Copy)

Authorizing the Executive Director to execute condemnation proceedings with a 30 or 90 day order of immediate possession as appropriate to acquire fee title to all property and business interests in 3802 30<sup>th</sup> Street and a portion of 2927 University Avenue, San Diego, as required to provide public parking for the North Park Theatre Renovation Project.

(RA 2005-51) (Corr. Copy)

Stating for the record that the Final Environmental Impact Report SCH No. 93-121105, Project No. 23756 has been reviewed and considered prior to approving the project; directing the Legislative Recorder for the Redevelopment Agency to file a Notice of Determination.

See Redevelopment Agency Report no. RA-04-35, dated, September 22, 2004.

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**Adoption**

**3. Condemnation of Property in the North Park Redevelopment Project Area.**  
**(District**

(Continued)

Tom Romstad, project manager, presented staff report.

Carol Chiodo, Deputy Director, Real Estates Assets, read into the record the Recommendations by the Executive Director., and the letter by Mr. Zone and Alice Feldman, dated, September 24, 2004.

Public testimony in opposition by Zane Feldman.

Public testimony on favor by Karsten Gjemere, Richard Kurylo, Michael Powers, and Jay Turner.

Mayor Murphy adjourned the meeting at 11:57 a.m. to reconvene the meeting at 2:00 p.m.

The meeting was reconvened by Mayor Murphy at 2:15 p.m. with Council Member Inzunza not present and District 4 vacant.

The meeting adjourned as the City Council at 2:15 p.m.

The meeting reconvened as the Redevelopment Agency at 2:15 p.m. to continue with Redevelopment Agency Item no. 3

**3. Condemnation of Property in the North Park Redevelopment Project Area.**  
**(District**

(Continued)

Member Atkins stated that the staff and Real Estate Assets continue negotiations with Mr. Feldman.

Motion by Member Atkins to approve (with District 4 vacant)

Second by Member Madaffer

Vote: 8-0

**Redevelopment Agency Resolution numbers R-03830 and R-03831.**

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**Adjournment**

The meeting adjourned as the Redevelopment Agency at 2:26 p.m.

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Charles G. Abdelnour, Secretary Redevelopment Agency  
of the City of San Diego, California  
(jis)